159.0	0008	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	596,600 / 596,600
					USE VALUE:	596,600 / 596,600
					ASSESSED:	596,600 / 596,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUDDISTER ALICE G
Owner 2:	BUCKLEY GEORGE/ TRUSTEE
Owner 3:	BUCKLEY FAMILY TRUST
Street 1:	164 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PUDDISTER ALICE G--ETAL -
Owner 2:	BUCKLEY GEORGE D -
Street 1:	164 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	176,600		420,000	596,600
Total Card	0.138	176,600		420,000	596,600
Total Parcel	0.138	176,600		420,000	596,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 621.46 | /Parcel: 621.4

Legal Description

User Acct 105941

GIS Ref

GIS Ref

Insp Date 05/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 159.0-0008-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	176,600	0	6,000.	420,000	596,600	596,600	Year End Roll	12/18/2019
2019	101	FV	166,300	0	6,000.	420,000	586,300	586,300	Year End Roll	1/3/2019
2018	101	FV	166,300	0	6,000.	354,000	520,300	520,300	Year End Roll	12/20/2017
2017	101	FV	166,300	0	6,000.	324,000	490,300	490,300	Year End Roll	1/3/2017
2016	101	FV	166,300	0	6,000.	276,000	442,300	442,300	Year End	1/4/2016
2015	101	FV	156,100	0	6,000.	240,000	396,100	396,100	Year End Roll	12/11/2014
2014	101	FV	156,100	0	6,000.	222,000	378,100	378,100	Year End Roll	12/16/2013
2013	101	FV	156,100	0	6,000.	211,200	367,300	367,300		12/13/2012

!12436!

PRINT

Date	Time
12/11/20	02:31:31

LAST REV

Date	Time
01/03/19	18:31:59

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12436

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY GEORGE	70533-553		1/22/2018	Convenience	10	No	No		George Buckley his interest-->a trust
	12870-265		10/1/1975			No	No		N

USER DEFINED

Prior Id # 1:	105941
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2018	1471	Porch	58,000	C				
8/8/2008	898	Manual	7,900	C				replace front stai
11/10/1993	565	Manual	2,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Measured	336	PATRIOT
4/25/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
7/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	255950
Depreciation:	79344
Depreciated Total:	176605

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

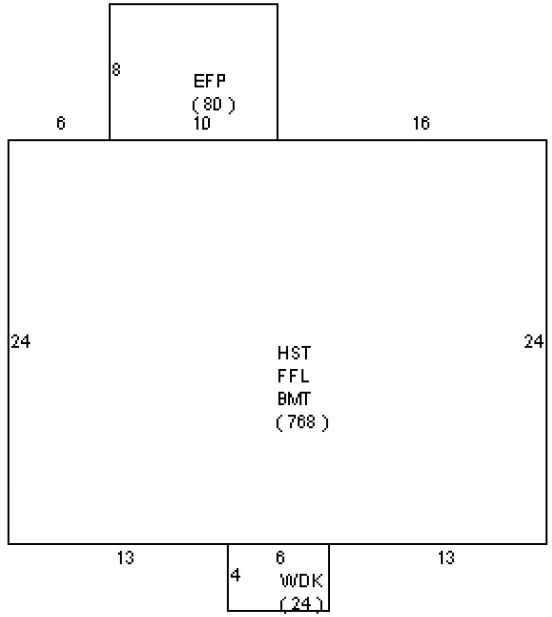
No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.33
Special Features:	0	Val/Su Net:	87.25
Final Total:	176600	Val/Su SzAd	153.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.100	32,333
FFL	First Floor	768	140.330	107,775
HST	Half Story	384	112.270	43,110
EFP	Enclos Porch	80	60.640	4,851
WDK	Deck	24	15.840	380
	Net Sketched Area:	2,024	Total:	188,449
Size Ad	1152	Gross Are	2408	FinArea 960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0008-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	